

The court incorporates by reference in this paragraph and adopts as the findings and orders of this court the document set forth below. This document has been entered electronically in the record of the United States Bankruptcy Court for the Northern District of Ohio.




John P. Gustafson
United States Bankruptcy Judge

Dated: April 23 2019

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF OHIO**

In re:) Case No. 19-40267-jpg
)
California Palms, LLC,)
) Chapter 11
Debtor.)
) Judge John P. Gustafson
)
) **ORDER GRANTING MOTION OF**
) **PENDER CAPITAL ASSET BASED**
) **LENDING FUND I, L.P.**
) **FOR DETERMINATION THAT**
) **DEBTOR CALIFORNIA PALMS, LLC**
) **BANKRUPTCY CASE IS A SINGLE**
) **ASSET REAL ESTATE CASE**
) **PURSUANT TO BANKRUPTCY CODE**
) **SECTION 101(51B)**

This matter came before the Court on the *Motion of Pender Capital Asset Based Lending Fund I, L.P. for Determination that Debtor California Palms, LLC Bankruptcy Case is a Single Asset Real Estate Case pursuant to Bankruptcy Code Section 101(51B)* [Doc. No. 21] (the “Motion”) filed by Pender Capital Asset Based Lending Fund I, L.P. (the “Movant”), upon proper notice and a hearing, and cause having been shown to determine that Debtor is a single asset real estate entity as defined in 11 U.S.C. §101(51B), no party filed a response or otherwise

appeared in opposition to the Motion, or all responses have been withdrawn, and the Court being fully advised in the premises,

THE COURT ORDERS THAT Movant's motion is granted; and

IT IS FURTHER ORDERED THAT the Debtor is determined to be a single asset real estate entity as defined in 11 U.S.C. §101(51B) and required to comply with all applicable provisions of title 11 applicable to a single asset real estate entity.

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SUBMITTED BY:

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*Attorneys for Pender Capital Asset Based
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INSTRUCTIONS TO THE CLERK

Please serve the foregoing order upon the parties listed below, as indicated:

Via the Court's Electronic Case Filing System:

Jeffrey Kurz jeffkurz@hotmail.com, dc1095dt@yahoo.com
Sebastian Rucci SebRucci@gmail.com
Ronald A. Spinner spinner@millercanfield.com
United States Trustee (Registered address)@usdoj.gov

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Richard G. Zellers zellersesq@gmail.com
Tiiara N. A. Patton ust401 tiiara.patton@usdoj.gov

And by First Class, U.S. Mail, postage prepaid, on the following as listed on the Debtor's list of its 20 largest unsecured claims:

Hypercore P.O. Box 840964 Dallas, TX 75284-0964	Law Office of Jeff Kurz 42 N. Phelps Street Youngstown, OH 44503-1130	Vonage Business 3200 Windy Hill Rd, St 200 East Atlanta, GA 30339-5640
AT&T P.O. Box 5019 Carol Stream, IL 60197-5019	Law Off Robert Schuerger 81 S. 5th Street, Suite 400 Columbus, OH 43215-4323	Ohio Edison 76 S. Main Street Akron, OH 44308-1817
Youngstown Water Dept. P.O. Box 6219 Youngstown, OH 44501-6219	Dominion Energy P.O. Box 26785 Richmond, VA 23261-6785	Law Office of James Vitullo 5232 Nashua Drive Austintown, OH 44515-5122
Ohio Bureau of Workers' Compensation Legal Division/Bankruptcy Unit PO Box 15567 Columbus, OH 43215-0567	Richard G. Zellers, Esq. 3695 Boardman Canfield Rd. Bldg. B, Suite 300 Canfield, OH 44406	

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